





Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Torrington Park, North Finchley, N12

Guide Price £450,000

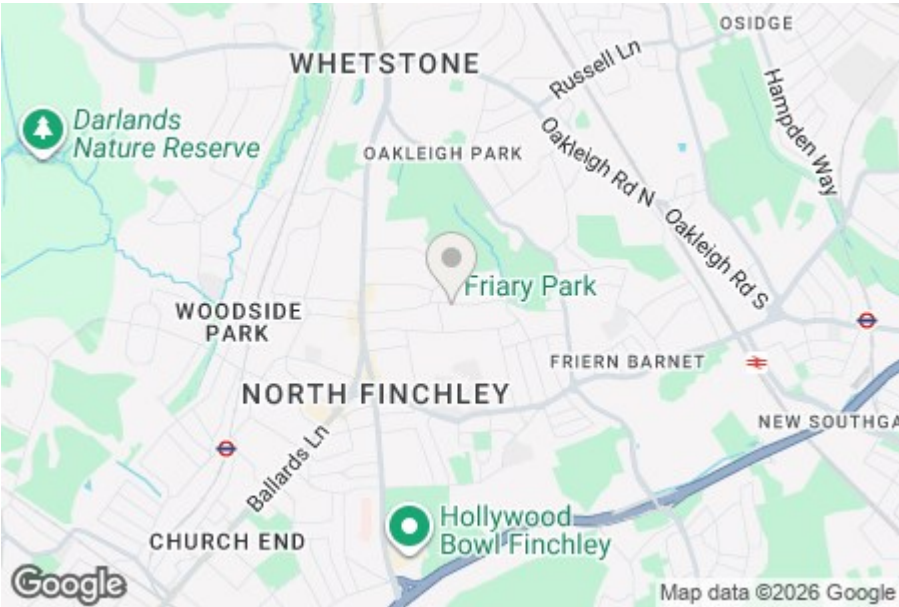
2 Bedrooms 1 Bathrooms 1 Receptions

## Key Features

- Two Bedrooms
- First Floor Conversion
- Separate Modern Kitchen
- Chain Free
- Off Street Parking
- Communal Gardens

## Other Information

Tenure: Share of Freehold  
Length of Lease: 975 Years  
Ground Rent: Nil  
Service Charge: £980.00 P/A  
Council Tax Band: D

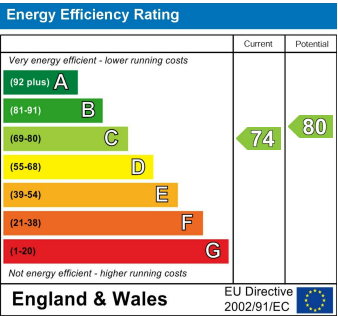


## Nearest Stations

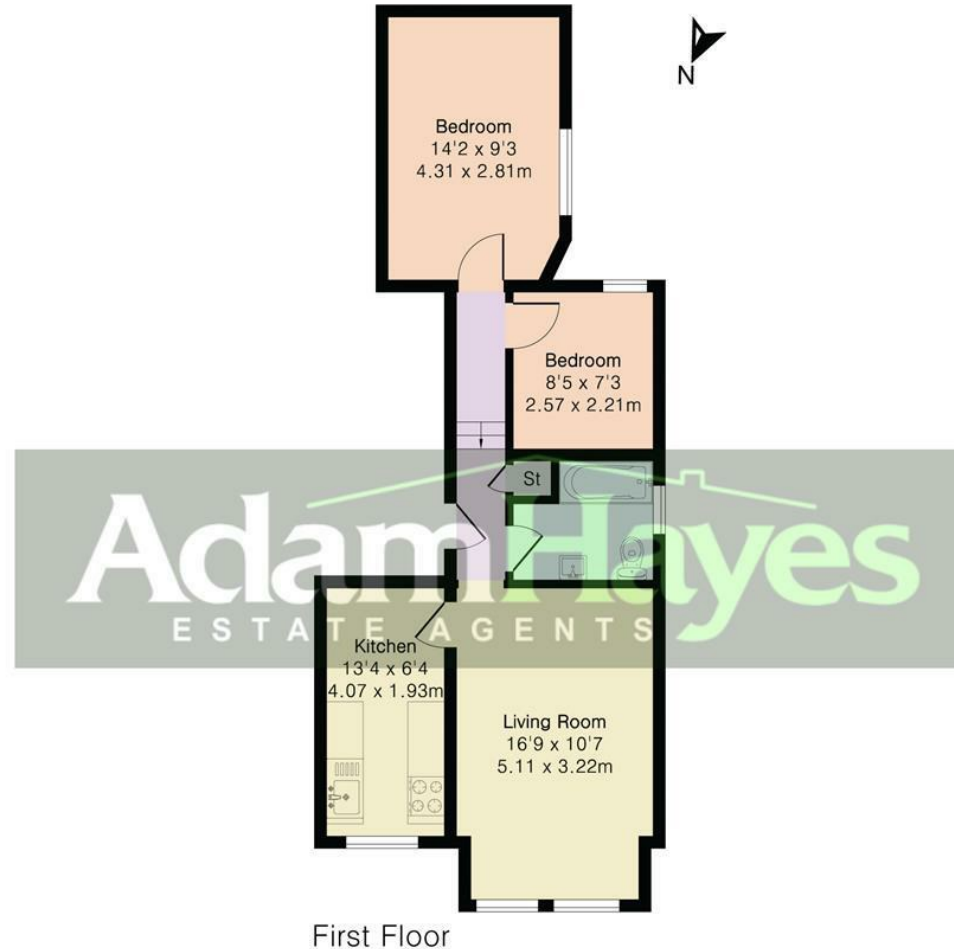
|                                |           |
|--------------------------------|-----------|
| Woodside Park Station          | 0.7 miles |
| West Finchley Station          | 0.9 miles |
| Totteridge & Whetstone Station | 1.1 miles |

## Property Description

Situated in the prime location of North Finchley is this two-bedroom first floor conversion within this charming building. The property is offered on a chain free basis and benefits from an approx. 16ft reception room with charming sash windows and wooden flooring, a separate modern kitchen with integrated appliances and tiled flooring, two good sized bedrooms and a modern three-piece family bathroom. Other notable benefits include gas central heating, off-street parking and a use of communal gardens. This property presents an excellent opportunity for first-time buyers or buy-to-let investors and residents will also benefit from its close proximity to a variety of shops and amenities, ensuring all daily needs are conveniently met. To really appreciate the size, location and potential an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



Approximate Gross Internal Area 565 sq ft - 53 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.